



**WILTON LAND USE LAWS AND REGULATIONS  
SUBDIVISION REGULATIONS**

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- 5) General location of property: East side Abbot Hill Road  
\_\_\_\_\_
- 6) Road frontage of property: Lot 117: 207.5 feet      Lot 118: 218 feet  
\_\_\_\_\_
- 7) Description of the proposed subdivision, cluster, or other development (e.g., number of lots, acreage, intended use, etc.):  
Lot Line Adjustment - no new lots created; Parcel A = 0.062 acres to be annexed to F-118; Parcel B = 0.062 acres to be annexed to F-117.  
\_\_\_\_\_  
\_\_\_\_\_
- 8) Attach a listing of the names and addresses of all abutters as listed in Town records not more than five (5) days prior to filing date of application. List to include all abutters directly across roadways and streams, the owner of the property or representative *as well as all professional engineers, architects, land surveyors, or soil/wetland scientists whose professional seal appears on the subdivision plan.* In addition three sets of mailing labels shall be provided by the applicant. (See RSA 672:3 and Wilton Zoning Ordinance 4.9)
- 9) This application will be reviewed by the Designated Representative of the Wilton Planning Board and where found to conform to the requirements of the Town's Land Use Laws and Regulations will be signed by the representative prior to submission. Thereafter, it will be scheduled for presentation at an official public hearing of the Planning Board. The date and agenda number of this meeting will be sent to the Applicant along with abutter notifications.
- 10) **This application must be signed by the owners of all lots involved in the application.**

The information contained in this application is complete and true to the best of my knowledge. I approve the submission of this application. If an Agent/Owner Representative is named below, the person named there has my permission to represent me before the Wilton Planning Board. I authorize the Agent/Owner Representative to submit this application and to speak before the Planning Board on my behalf. (A separate signed letter is also acceptable.)

Signature of Owner  Date APRIL 8, 2016

**11) Agent/Owner Representative**

Fill out this section if the application is being submitted by a realtor, surveyor, engineer, attorney, etc., on behalf of the actual owner or applicant.

Name N/A  
Mailing Address \_\_\_\_\_  
Town, State, ZIP \_\_\_\_\_  
Email Address \_\_\_\_\_

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- 12) Required application fees are due and payable at the time the application is filed with Planning Board Clerk: (See Application Fee Schedule Appendix III to determine applicable rates)  
(Amended Dec. 2009)

**A) General Application Submission Fees: (as required per application)**

- 1) Legal Notice \$ 75.00
- 2) Abutter Notification  
7 # of abutters (see item 8) x \$ 10 /abutter = \$ 70.00
- 3) NRPC Escrow \$ 200.00 (Separate check)

**Additional Fees to be paid by the applicant during the application process**

- 4) Consultant Escrow (To be determined by the Board)  
5) Digital Data Submission Fee (To be determined and paid at the time of approval)  
6) Recording Fee (To be determined and paid at the time of approval)

**B) Subdivision Application fee: (check applicable box(s); enter fee)**

- 1) ☐ Subdivision Pre-Application Consultation \$ \_\_\_\_\_
- 2) ☐ Subdivision Voluntary Merger \$ \_\_\_\_\_
- 3) ☒ Subdivision Lot Line Adjustment/line adjusted  
3 # lines x \$ 100 fee/line = \$ 300.00
- 4) ☐ Subdivision Condo Conversions  
\_\_\_\_\_ # units x \$ \_\_\_\_\_ fee/unit = \$ \_\_\_\_\_
- 5) ☐ All other Subdivisions including Cluster  
\_\_\_\_\_ # lots/units x \$ \_\_\_\_\_ fee/lot or unit = \$ \_\_\_\_\_

**Total Fees:**

\$ 445.00 + 200.00

As the owner or duly authorized Agent/Owner Representative for the owner of the property, I do hereby submit this plan for review as required by the Town of Wilton Land Use Regulations. I agree to be fully responsible for payment of all fees, costs and expenses including fees for professional consultant reviews deemed necessary by the Planning Board incurred with respect to this application.

Signature: [Signature]  
Owner/Agent/Owner Representative

Date: 4/8/16

Signature: \_\_\_\_\_  
Wilton Planning Board Designated Representative

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Signature: \_\_\_\_\_  
Planning Board Clerk

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

**WILTON LAND USE LAWS AND REGULATIONS**  
**APPENDIX III - APPLICATION FEE SCHEDULE**

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**ADOPTED MAY 1990**

**Amended March 2001; August 20, 2003; 2007; December 2009**

**\*\* See Section G. Index of Amendments after August 20, 2003**

**A. GENERAL APPLICATION SUBMISSION FEES**

**(applying to all applications unless otherwise noted)**

- 1) **Publishing Legal Notice** (B1, B2 and C1 Are Exempt)  
(In accordance with RSA 676:4, I (d)) **\$75/applicant**
- 2) **Abutter Notification** (B1, B2, C1, E1 and E2 Are Exempt)  
(In accordance with RSA 676:4, I (b)) (Requires 2 sets of adhesive mailing labels per abutter) The landowner and professionals whose seal appears on the plan need to be on the abutter's list. **\$ 10/ abutter**
- 3) **NRPC Escrow** (As Required for NRPC Review & Meeting Time) (See Below)  
(Administrative Actions, B1, B2, C1, C2, D1, E1 and E2 Are Exempt from Escrow)
  - a) **Minor Subdivision/Site Plan (≤ 3 Units or Lots)** **\$200**
  - b) **Major Subdivision/Site Plan (> 3 Units or Lots)** **\$500**
  - c) **Excavations** **\$1000**
- 4) **Consultant Escrow** (Any application that Requires a Third Party Review as determined by the Board)
  - a) **All Fees shall be determined by the Reviewer selected by the Board and an escrow account set up prior to work commencement.**

**Note:** For all Escrow accounts the applicant will be billed by the Town for actual hours (in 1/4-hour increments) at the following rates. (Applicant is required to replenish any escrow balance immediately upon the balance falling below the 50% of the allowed minimum or until final payment and/or release of said escrow by the Town.)

Engineering (Field)	Hourly rate plus \$10/hour
Engineering (Review)	Hourly rate plus \$10/hour
NRPC Planner	Hourly rate plus \$10/hour
Current contracted hourly rates are available on the Town of Wilton Planning Board Web site: <a href="http://pb.wiltonnh.org">pb.wiltonnh.org</a> .	

- 5) **Digital Data Submission & Fee (Records Storage/Tax Map) \$25/ Approved Lot**  
**To Be Paid upon Town Approval.** See Digital Data Submission Requirements in Subdivision & Site Plan Regulations (Section 7.1)
- 6) **Recording Fee - HCRD (per Plat/Plan set)** **\$50 plus HCRD Fee Schedule Rates**  
**To Be Paid upon Town Approval.** Contact Hillsborough County Registry of Deeds for rates and fees.

**B. SUBDIVISION RELATED FEES**

- 1) **Pre-Application Consultation with NRPC (Max. - 2 hours)** **\$100**
- 2) **Voluntary Merger (Caveat Lot Consolidation)** **\$50**
- 3) **Lot Line Adjustment (No new lots created)** **\$100/line adjusted** **x 3**
- 4) **Condo Conversions** **\$200/dwelling unit**
- 5) **All Other Subdivisions, (including Cluster)** **\$200/lot or dwelling unit**

**WILTON LAND USE LAWS AND REGULATIONS**  
**APPENDIX III - APPLICATION FEE SCHEDULE**

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**C. SITE PLAN RELATED FEES**

- 1) Pre-Application Consultation with NRPC (Max. - 2 hours)     \$100
- 2) Home Occupation     \$50
- 3) Amended Plan/ Change of Use (No expansion)     \$100 + \$0.03/ ft<sup>2</sup>  
(Gross area (ft<sup>2</sup>) per floor and impervious area)
- 4) All Other Site Plans
  - a) Non-Residential     \$500 + \$0.04/ ft<sup>2</sup>  
(Gross area (ft<sup>2</sup>) per floor and impervious area)
  - b) Residential ( Multi-Family, Elderly)     \$200/dwelling unit

**D. EXCAVATION RELATED FEES**

- 1) Excavation Permit/Renewal (RSA 155-E:8, \$50 max. for permit)     \$50
- 2) Annual Renewal Field Inspection/Report     Hourly rate plus \$10/hour  
Current contracted hourly rates are available at Town Hall during business hours at (603) 654-9451
- 3) All Excavations     \$1,000 + \$200/acre

**E. SIGN PERMIT RELATED FEES (Per Sign)**

- 1) Residential/General Residence and Agricultural Districts     \$50 (Maximum 4 ft<sup>2</sup>)
- 2) All Other Signs     \$100

**\*\* Fees Found In Appendix III, Application Fee Schedule Are Controlling Over Any Other Fees Listed Elsewhere In The Town Of Wilton Land Use Laws That Are Inconsistent With Those Listed Herein, As Amended.**

#260G-79

**WILTON LAND USE LAWS AND REGULATIONS  
SUBDIVISION REGULATIONS**

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**PLANNING BOARD**

**TOWN OF WILTON, NH**

**SUBDIVISION PLAN REVIEW CHECKLIST**

**I. PLAT STANDARDS**

	<u>Y</u>	<u>N</u>	<u>NA</u>	
→	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- 6 copies of the preliminary plat.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Subdivision name.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Purpose of the subdivision.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Name and address of owner of record.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Name and address of the subdivider and engineer/surveyor.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Date plans first drafted.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Tax map and lot number(s), and total acreage of parcel(s) being subdivided.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Zoning districts within which the subdivision is located.
→	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Signature of the owner or his/her designated representative.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Seal and signature of a land surveyor licensed in the State of NH.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Seal and signature of a professional engineer licensed in the State of NH (where required for engineering designs).
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Seal and signature of a certified soil scientist or the SCS.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Horizontal scale a minimum of 1"=100' (1"=50' preferred).
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Vertical scale not to exceed 1"=40'.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Signature block in lower right corner above title.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Locus map at a scale of 1"=1000'.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Bar scale for the plat.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Magnetic and true north.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Revision block.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Notes section for plan information.

**II. ABUTTING PROPERTY INFORMATION**

	<u>Y</u>	<u>N</u>	<u>NA</u>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Tax map and lot numbers.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Names and addresses of the owners of record as indicated in Town records not more than five (5) days before the date of filing.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Locations of property lines and their approximate dimensions.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Names and locations of abutting subdivisions.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Names, locations and dimensions of existing streets, easements and alleys.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Names, locations and dimensions of abutting parks and open space.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Locations and dimensions of setbacks.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Locations of existing buildings within 100 feet of property lines.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Locations of existing septic system leach fields within 100 feet of property lines.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Road or driveway intersections within 200 feet of property lines.
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Other _____

**Sheet 1 of 3 Continued >**

**WILTON LAND USE LAWS AND REGULATIONS  
SUBDIVISION REGULATIONS**

**III. SUBDIVISION INFORMATION**

<u>Y</u>	<u>N</u>	<u>NA</u>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Locations, bearings and distances of property lines.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Locations permanent boundary markers.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Length of frontage on a public ROW.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Area of proposed lots - wet, dry and total.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Existing and proposed topography for entire parcel - contour intervals not to exceed 5 feet.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Location of the 100 year floodplain.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Zoning district boundaries.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Soil boundaries and types as certified by a registered engineer, certified soil scientist or SCS.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- High intensity soil survey, if required.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Locations of all water bodies, watercourses, wetlands, rock/ledge outcrops or other significant natural features.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Locations of any proposed dredge and/or fill areas.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Locations and dimensions of existing and proposed easements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Locations and dimensions of buildings.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Locations of soil test pits accompanied by test pit and perc test data. <i>Existing Septic</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Locations of existing and proposed water, sewer and drainage systems. <i>NONE Proposed</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Locations of proposed wells and protective well radii. <i>Existing well</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Locations of the 4,000 square foot septic reserve areas. <i>Existing Septic</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Locations of existing and proposed utility lines. <i>WILL BE SHOWN</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Locations, names, widths and profiles of existing and proposed street and highways showing grades, radii, culverts and drains, and bridge designs.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Proposed driveway locations with note that relocation requires approval of the Board. <i>Existing Driveways</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Locations of parcels to be dedicated to public use.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Temporary and permanent erosion and sedimentation controls.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Other _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Other _____

**Sheet 2 of 3 Continued >**

**WILTON LAND USE LAWS AND REGULATIONS  
SUBDIVISION REGULATIONS**

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**IV. SUPPORTING INFORMATION**

<u>Y</u>	<u>N</u>	<u>NA</u>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Letter from water commission certifying availability and intent to provide service.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Letter from sewer commission certifying availability and intent to provide service.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Letter from the Fire Chief certifying adequate water for fire protection and access for emergency vehicles.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Drainage calculations based on a 25 year storm frequency.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Legal documents for all proposed easements, restricted covenants or other documents affecting legal title of the property.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- If the proposed subdivision covers only a portion of the entire tract, a statement concerning the intended future use of the remainder.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- NH Water Supply and Pollution Control Division Subdivision Septic Approval Permit number.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- NH Wetlands Board Dredge and Fill Approval Permit number and Army Corps of Engineers Dredge and Fill approval, if required.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- NH Water Supply and Pollution Control Division Site Specific Permit.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- NH Department of Transportation Curb-Cut Approval Permit number and/or a letter of approval from the Wilton Road Agent.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- A line drawing plan of the subdivision drawn to scale of the tax map.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Other _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Other _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Other _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Other _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Other _____

**Sheet 3 of 3 End**



## MEMORANDUM

TO: Wilton Planning Board

FROM: Robert Todd, LLS *RTD*

SUBJECT: Waiver request for Lot Line Adjustment Review

LOT LINE ADJUSTMENT PLAT, LANDS OF NORMAN D. SHANKLIN, MAP F  
LOTS 117 & 118, ABBOT HILL ROAD, WILTON, HILLSBOROUGH COUNTY,  
NEW HAMPSHIRE.

DATE: April 1, 2016

I request your consideration of the following waivers:

**1. The requirements in Sections 6 of the Wilton Land Use Laws and Regulations, as shown on the Subdivision Plan Review Checklist, III Subdivision Information, as follows:**

- "Area of proposed lots – wet, dry and total."
- "Existing and proposed topography for entire parcel – contour intervals not to exceed 5 feet"
- "Location of the 100 year floodplain."

The requirements for this information relate to an application proposing new development. Subject Lots F-117 and F-118 are already of long-standing developed residential use and are both owned by Norman D. Shanklin. There is no development or ground disturbance (except the setting of corner monuments) associated with this application.

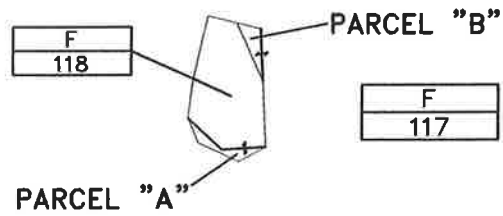
The proposed lot line adjustment will swap a mere 2719 square feet from one established residential lot to another established residential lot in a sparsely developed residential/agricultural portion of town. The application before the Board creates no new lots and proposes no new development.

We believe that the information provided by the plan attached to this application is sufficient for the Board's thoughtful and thorough review of this application. We believe

that this proposed lot line adjustment is commensurate with the spirit and intent of the Wilton Land Use Laws and Regulations and would cause no threat to public safety, health or general welfare. The waivers to the requirements for the areas of wetlands, topography, and the 100 year floodplain would be reasonable and appropriate, and in concert with the harmonious development of the municipality and its environs.

Thank you in advance for your consideration of this request.

A LINE DRAWING OF THE SUBDIVISION  
DRAWN AT THE SCALE OF THE TAX MAP



SCALE: 1" = 400'

Robert Todd  
Todd Land Use Consultants, LLC  
P.O. Box 190  
New Boston, NH 03070

F-117, 118, 109, 117-1, 119  
Norman D. Shanklin  
260 Abbot Hill Road  
Wilton, NH 03086

F-102-4  
Eleanor J. McGettigan, et al  
214 McGettigan Road  
Wilton, NH 03086

F-116  
High Mowing School  
222 Isaac Frye Highway  
Wilton, NH 03086

F-124-1  
John Griffith, Trustee  
259 Abbot Hill Road  
Wilton, NH 03086

F-123  
Jonathan T. Rosenthal  
34 Morse Road  
Wilton, NH 03086

F-123-1  
Douglas A. Lang  
19 Morse Drive  
P.O. Box 396  
Wilton, NH 03086

Robert Todd  
Todd Land Use Consultants, LLC  
P.O. Box 190  
New Boston, NH 03070

F-117, 118, 109, 117-1, 119  
Norman D. Shanklin  
260 Abbot Hill Road  
Wilton, NH 03086

F-102-4  
Eleanor J. McGettigan, et al  
214 McGettigan Road  
Wilton, NH 03086

F-116  
High Mowing School  
222 Isaac Frye Highway  
Wilton, NH 03086

F-124-1  
John Griffith, Trustee  
259 Abbot Hill Road  
Wilton, NH 03086

F-123  
Jonathan T. Rosenthal  
34 Morse Road  
Wilton, NH 03086

F-123-1  
Douglas A. Lang  
19 Morse Drive  
P.O. Box 396  
Wilton, NH 03086

Robert Todd  
Todd Land Use Consultants, LLC  
P.O. Box 190  
New Boston, NH 03070

F-117, 118, 109, 117-1, 119  
Norman D. Shanklin  
260 Abbot Hill Road  
Wilton, NH 03086

F-102-4  
Eleanor J. McGettigan, et al  
214 McGettigan Road  
Wilton, NH 03086

F-116  
High Mowing School  
222 Isaac Frye Highway  
Wilton, NH 03086

F-124-1  
John Griffith, Trustee  
259 Abbot Hill Road  
Wilton, NH 03086

F-123  
Jonathan T. Rosenthal  
34 Morse Road  
Wilton, NH 03086

F-123-1  
Douglas A. Lang  
19 Morse Drive  
P.O. Box 396  
Wilton, NH 03086